

Fresh Estate & Letting Agents



**Brooklands
Uplands**
, Swansea, SA1 6BS

Terrace,

Ffynone,

Rental £775 pcm
2 bedroom Flat / Apartment available Now

48 Uplands Crescent, Uplands, Swansea, SA2 0PG
office@freshsales.co.uk

01702 464757

Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30

Wed 09.00 - 17.30; Thurs 09.00 - 17.30

Fresh Estate & Letting Agents

- * Furnished
- * Double Glazed
- * On Street Parking
- * Spacious Accommodation

- * 2 Bedroom Apartment
- * Gas Central Heating
- * Residential Let
- * Part Furnished

- * Two Double Bedrooms
- * Great Location
- * Short Distance from Shops
- * LET AGREED

Situation

****THIS PROPERTY HAS NOW BEEN LET SO NO MORE VIEWINGS AVAILABLE** **NOT SUITABLE FOR FAMILIES***NO GARDEN OR OUTSIDE SPACE WITH THIS PROPERTY**** Fresh have the pleasure in offering FOR LET this spacious 2 bedroom flat available PART-FURNISHED set close to both the centre of Uplands & Swansea City Centre comprising modern fitted kitchen with open plan lounge area, additional separate reception room suitable for a dining room or second lounge, 2 double sized bedrooms (ONE WITH EN-SUITE SHOWER ROOM) and additional bathroom with walk-in shower cubicle only (no bath). The benefits include gas central heating, uPVC double glazing, on street parking and being set close to all local amenities. ****AVAILABLE NOW** **EPC: C** **Council Tax Band: A** **Holding Deposit:£173.00****

Accommodation

All measurements are approximate.

Further Information

The deposit required is £875

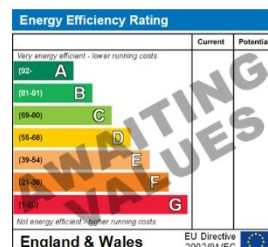
The landlord has requested to include This is in addition to clause 9.8.1 A: The monthly rent is £775 inclusive of gas rates.

The landlord is willing to rent this home to Employed

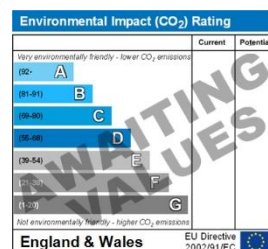
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 27/05/2025

Property Ref: inst-7485

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Fresh Estate & Letting Agents Ltd, 2025. Fresh Estate & Letting Agents Ltd Registered in Cardiff No. 7503477